

TOWNSHIP OF BYRAM
MEETING OF THE BYRAM TOWNSHIP OPEN SPACE COMMITTEE
10 Mansfield Drive, Stanhope NJ 07874
Monday, October 12 2026, 7:00 P.M.

Join Zoom Meeting: <https://us02web.zoom.us/j/86989635230?pwd=pjbqKlrllS5PSagQ0EwxFK7pbbwEQn.1>

Meeting ID: 869 8963 5230 / **Passcode:** 609514

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The public will have an opportunity to comment at appropriate times during the meeting. The following is the agenda to the extent known:

- **CALL MEETING TO ORDER**
- **OPEN PUBLIC MEETING STATEMENT**

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting has been electronically sent to the newspapers, posted on the bulletin board of the Municipal Building, and uploaded to Byram's website, www.byramtwp.org not less than 48 hours in advance of the meeting. In addition, a copy of this notice is on file in the office of the Municipal Clerk. A resolution indicating the time, date, and location of the Open Space meetings for the year 2026 was forwarded to the designated newspaper for online publication, posted on the bulletin boards and main doors of the Municipal Building and on the Township's Website and forwarded to the Secretary of State of the State of New Jersey.

- **ROLL CALL**
- **OS FINANCIAL STATUS REPORT**
 - 1. Reserve for Open Space: \$341,255.30
- **APPROVAL OF MINUTES** –August 10, 2026 Minutes
- **OLD BUSINESS**
 - 1. Forest Stewardship
 - 2. Trail Grant Updates
 - 3. Trail Mapping Updates
- **MEMBER REPORTS** – Reports from members on actions by their committees pertinent to OS.
- **OPEN TO THE PUBLIC**
- **CLOSED SESSION**
- **ANY OTHER BUSINESS THE COMMITTEE DEEMS NECESSARY**
- **ADJOURNMENT**

2026 Meeting Dates:

November 9th

December 14th

17-286-56-000-001 Reserve - Open Space*From 01/01/2026 to 09/21/2026*

Date	Source	PO#	Contract#	Check #	Vendor #	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)
ACTIVITY/BALANCE (YEAR START)							-			61,681.01		429,470.57
01/09/2026	DJ 194	31417		11477	1608	SUSSEX COUNTY CLERK INV#68797 DECLARATION OF ENCUMBRANCE (ROSI)			(8.00)		8.00	429,470.57
01/21/2026	DJ 250	31543		11511	649	RECORDING HAROLD E. PELLOW & ASSOCIATES, INV#84933 PREP NJDEPE REPORTS			(26.50)		26.50	429,470.57
01/27/2026	ENC	30140				(Reduced) FINAL DRAFT OF CFMP			(1,750.00)			431,220.57
01/27/2026	ENC	30140				(Reduced) FINAL DRAFT OF CFMP			(2,000.00)			433,220.57
01/31/2026	RJ 615					January 2026 Interest		1,473.42				434,693.99
02/04/2026	DJ 558	30140		11580	3535	GRACIE & HARRIGAN CONSULTING F INV#38597 FINAL DRAFT OF CFMP			(1,250.00)		1,250.00	434,693.99
02/05/2026	DJ 632	30140				Adjustment to Paid Line		(1,250.00)				435,943.99
02/06/2026	ENC	31783				INSPECT SITE PLAN/SUBDIVISION				260.00		435,683.99
02/06/2026	ENC	31807				ITEM #ISWOM1280 - ISTRARUSA 12U OPEN FRAME WA				305.44		435,378.55
02/09/2026	ENC	31832				12/31/25-01/04/26 - 2026 OPEN SPACE MEETING D				13.25		435,365.30
02/18/2026	DJ 658	31832		11643	1166	NEW JERSEY HERALD, INC. INV#0007527272 12/31/25-01/04/26 - 2026 OPEN SPACE MEETING D			(13.25)		13.25	435,365.30
02/18/2026	DJ 664	31783		11645	649	HAROLD E. PELLOW & ASSOCIATES, INV#85143 INSPECT SITE PLAN/SUBDIVISION			(260.00)		260.00	435,365.30
02/20/2026	ENC	31865				02/09/2026 - OPEN SPACE MEETING VIA ZOOM				150.00		435,215.30
02/20/2026	ENC	31869				FOREST STEWARDSHIP SUMMARY FOR TAMARACK, GLEN				225.00		434,990.30
02/28/2026	RJ 841					February 2026 Interest		1,322.28				436,312.58
03/05/2026	ENC	31807				(Reduced) HCESC CONTRACT #CAT2506R-P			(25.13)			436,337.71
03/12/2026	ENC	31953				ITEM #SIS452024SU - SIMPLY45 24P UNLOADED STP				25.13		436,312.58
03/18/2026	DJ 905	29585		11788	3880	DIACO CONTRACTING, INC. INV#DRAWDOWN #3 DRAWDOWN #3			(6,633.54)		6,633.54	436,312.58
03/18/2026	DJ 911	31865		11793	3535	GRACIE & HARRIGAN CONSULTING F INV#39218 02/09/2026 - OPEN SPACE MEETING VIA ZOOM			(150.00)		150.00	436,312.58

17-286-56-000-001 Reserve - Open Space*From 01/01/2026 to 09/21/2026*

Date	Source	PO#	Contract#	Check #	Vendor #	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)
03/18/2026	DJ 912	31869		11793	3535	GRACIE & HARRIGAN CONSULTING F INV#39210 FOREST STEWARDSHIP SUMMARY FOR TAMARACK, GLEN PREP NJDEP REPORTS				(225.00)	225.00	436,312.58
03/31/2026	ENC	32023								82.50		436,230.08
03/31/2026	ENC	32040				ONSITE FIELD CHECK				543.75		435,686.33
03/31/2026	RJ 1043					March 2026 Interest		1,467.39				437,153.72
04/08/2026	DJ 1101	32023		11868	649	HAROLD E. PELLOW & ASSOCIATES, INV#85610 PREP NJDEP REPORTS				(82.50)	82.50	437,153.72
04/08/2026	DJ 1111	32040		11870	649	HAROLD E. PELLOW & ASSOCIATES, INV#85824 ONSITE FIELD CHECK				(543.75)	543.75	437,153.72
04/17/2026	ENC	31807				(Increased) ITEM #SIS452048U - SIMPLY45 48P U				80.16		437,073.56
04/17/2026	ENC	31953				To Cancel Balance as per AR - updated origina				(25.13)		437,098.69
04/30/2026	RJ 1438					April 2026 Interest		1,415.51				438,514.20
05/11/2026	ENC	31807				(Reduced) ITEM #SIS452048U - SIMPLY45 48P UNL				(39.00)		438,553.20
05/12/2026	ENC	32295				REMOVAL OF VARIOUS DEAD TREES FROM OPEN SPACE				16,850.00		421,703.20
05/20/2026	DJ 1516	31807		12067	1693	B&H FOTO ELECTRONICS CORP. INV#243842309 ITEM #ISWOM1280 - ISTRARUSA 12U OPEN FRAME WA				(321.47)	321.47	421,703.20
05/20/2026	DJ 1523	29585		12074	3880	DIACO CONTRACTING, INC. INV#DRAWDOWN #4 DRAWDOWN #4				(38,676.93)	38,676.93	421,703.20
05/26/2026	ENC	32334				05/15/2026 BRUSH DISPOSAL				954.63		420,748.57
05/31/2026	RJ 1730					May 2026 Interest		1,408.39				422,156.96
06/04/2026	ENC	32370				ATTENDANCE AT MEETINGS - 04/24/2026; 04/27/20				564.87		421,592.09
06/04/2026	ENC	32376				05/18/2026 VEGETATIVE WASTE				800.36		420,791.73
06/04/2026	ENC	32394				PREP NJDEP REPORTS				165.00		420,626.73
06/10/2026	ENC	31610				(Line Added) YACHT CLUB 47.5-in W X 36.0-IN H				407.55		420,219.18
06/11/2026	ENC	31575				(Line Added) 10% ADMINISTRATIVE FEE				129.29		420,089.89
06/17/2026	DJ 2053	32370		12182	649	HAROLD E. PELLOW & ASSOCIATES, INV#86273 ATTENDANCE AT MEETINGS - 04/24/2026; 04/27/20				(564.87)	564.87	420,089.89
06/17/2026	DJ 2059	32394		12184	649	HAROLD E. PELLOW & ASSOCIATES, INV#86267 PREP NJDEP REPORTS				(165.00)	165.00	420,089.89

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Date	Source	PO#	Contract#	Check #	Vendor #	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)
06/17/2026	DJ 2095	31610		12204	934	LOWE'S BUSINESS ACCOUNT INV#81250 YACHT CLUB 47.5" W X 36.0" H VINTAGE LANTERN				(407.55)	407.55	420,089.89
06/17/2026	DJ 2146	32334		12235	1468	SCMUA INV#10568 05/15/2026 BRUSH DISPOSAL				(954.63)	954.63	420,089.89
06/17/2026	DJ 2147	32376		12235	1468	SCMUA INV#10600 05/18/2026 VEGETATIVE WASTE				(800.36)	800.36	420,089.89
06/17/2026	DJ 2154	31575		12242	2126	SUSSEX COUNTY ADMINISTRATIVE C INV#16217 CUSTOM - TRAIL CROSSING AHEAD - 30" X 30"				(129.29)	129.29	420,089.89
06/22/2026	ENC	32502				REMOVAL OF VARIOUS DEAD TREES FROM OPEN SPACE				3,225.00		416,864.89
06/30/2026	RJ 2244					June 2026 Interest		1,294.20				418,159.09
07/01/2026	ENC	32513				CO JOHNSON WELL PUMP REPLACEMENT AS PER PROPO				7,995.00		410,164.09
07/08/2026	DJ 2260	32513		12289	4022	HEINE PLUMBING & WATER TREATME INV#I-2462-1 CO JOHNSON WELL PUMP REPLACEMENT AS PER PROPO				(7,995.00)	7,995.00	410,164.09
07/08/2026	DJ 2343	32295		12343	2291	TREE KING, INC. INV#34006 REMOVAL OF VARIOUS DEAD TREES FROM OPEN SPACE				(16,850.00)	16,850.00	410,164.09
07/23/2026	ENC	32607				PROJECT MENAGEMENT				3,291.00		406,873.09
07/31/2026	ENC	32672				REMOVAL OF VARIOUS DEAD TREES FROM OPEN SPACE				2,375.00		404,498.09
07/31/2026	RJ 2660					July 2026 Interest		1,279.22				405,777.31
08/12/2026	DJ 2528	32607		12430	649	HAROLD E. PELLOW & ASSOCIATES, INV#86577 PROJECT MANAGEMENT				(3,291.00)	3,291.00	405,777.31
08/12/2026	DJ 2610	32502		12486	2291	TREE KING, INC. INV#34184 REMOVAL OF VARIOUS DEAD TREES FROM OPEN SPACE				(3,225.00)	3,225.00	405,777.31
08/19/2026	ENC	32717				PROJECT MANAGEMENT				1,202.00		404,575.31
08/19/2026	ENC	32718				IN OFFICE RESEARCH				600.00		403,975.31
08/19/2026	ENC	32719				IN OFFICE RESEARCH				375.00		403,600.31
08/19/2026	ENC	32720				PROJECT MANAGEMENT				300.00		403,300.31
09/02/2026	DJ 2733	32717		12536	649	HAROLD E. PELLOW & ASSOCIATES, INV#86840 PROJECT MANAGEMENT				(1,202.00)	1,202.00	403,300.31
09/02/2026	DJ 2734	32718		12536	649	HAROLD E. PELLOW & ASSOCIATES, INV#86843 IN OFFICE RESEARCH				(600.00)	600.00	403,300.31
09/02/2026	DJ 2735	32719		12536	649	HAROLD E. PELLOW & ASSOCIATES, INV#86844 IN OFFICE RESEARCH				(375.00)	375.00	403,300.31

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From 01/01/2026 to 09/21/2026

Date	Source	PO#	Contract#	Check #	Vendor #	Vendor/Description	Budget	Debit	Credit	PO Encumber	PO Payment	Balance (CR)
09/02/2026	DJ 2736	32720		12537	649	HAROLD E. PELLOW & ASSOCIATES, INV#86845 PROJECT MANAGEMENT				(300.00)	300.00	403,300.31
09/03/2026	DJ 2878	32607		12430	649	HAROLD E. PELLOW & ASSOCIATES, INV#86577 LOST IN MAIL				3,291.00	(3,291.00)	403,300.31
09/03/2026	DJ 2884	32607		12627	649	HAROLD E. PELLOW & ASSOCIATES, INV#86577 PROJECT MENAGEMENT				(3,291.00)	3,291.00	403,300.31
09/04/2026	DJ 3007	32502		12486	2291	TREE KING, INC. INV#34184 LOST IN MAIL				3,225.00	(3,225.00)	403,300.31
09/04/2026	DJ 3013	32502		12665	2291	TREE KING, INC. INV#34184 REMOVAL OF VARIOUS DEAD TREES FROM OPEN SPACE				(3,225.00)	3,225.00	403,300.31
09/14/2026	ENC	32839				PROJECT MANAGEMENT				2,758.75		400,541.56
09/17/2026	DJ 3114	29585		12074	3880	DIACO CONTRACTING, INC. INV#DRAWDOWN #4 LOST IN MAIL				38,676.93	(38,676.93)	400,541.56
09/17/2026	DJ 3115	29585		12733	3880	DIACO CONTRACTING, INC. INV#DRAWDOWN #4 DRAWDOWN #4				(38,676.93)	38,676.93	400,541.56
09/21/2026	ENC	32847				REHABILITATION OF CO JOHNSON FIELD #8 - APPRO				58,457.26		342,084.30
09/21/2026	ENC	32879				ATTENDANCE AT MEETING - 06/26/2026				75.00		342,009.30
09/21/2026	ENC	32880				ATTENDANCE AT MEETING - 06/26/2026				225.00		341,784.30
09/21/2026	ENC	32881				TYPE/COPY REPORTS				529.00		341,255.30
							-	(1,250.00)	9,660.41	14,075.04	85,050.64	341,255.30
							-	(1,250.00)	9,660.41	75,756.05	85,050.64	341,255.30

OPEN SPACE MEETING – August 10, 2026

Members Present: Messrs. Sabatini, Mayor Rubenstein, Dlugos, Duch

Members Absent: Messrs: Morytko, Esposito, Bogardus

Also present: Secretary Caitlin Phillips

This meeting was called to order at 7:06 pm by Mayor Rubenstein.

OS FINANCIAL STATUS REPORT:

Reserve for Open Space: \$405,578.89. Mayor Rubenstein noted project management costs. Mr. Sabatini said this is likely Mr. Stoner's work for Field 8. Mr. Dlugos asked about the charge for the lanterns.

APPROVAL OF MINUTES – July 13, 2026 minutes. Motion of Mr. Dlugos to approve the minutes, second by Mr. Sabatini. Mr. Duch abstained. All in favor.

OLD BUSINESS

Trail Signage and Mapping

Mr. Dlugos said Gravity Designworks provided an estimate, which is below the competitor. He's hoping to vote on this tonight, to use them for the signage work. He wants to make sure the Historical Society funding is set. Gravity Designworks noted mapping aerials will require more funding than other parts. Mr. Sabatini said the company should install the signs as directed by Mr. Dlugos. Mr. Dlugos said the Committee can paint the posts to save money. Mr. Dlugos motioned to award the work to Gravity Designworks, second by Mr. Sabatini. All in favor. Mr. Sabatini said he needs the final quotes as package, and this will be on the Council agenda for September.

Trail Grant Updates

Ms. Phillips said when discussing with Mr. Morytko, they looked at the County minutes, and saw this was on the discussion for approval. Mayor Rubenstein said he'll reach out to the County for the decision. Mr. Dlugos said he talked to Peter Dolan, who asked to give him official notification.

Forestry Updates

Mr. Dlugos said he has nothing to report since the last meeting.

MEMBER REPORTS

Mr. Dlugos said they're doing a landscaping with locals event. Rachel Mackow, who owns Wild Ridge Plants, will host it. There will be a mini lecture, and plant giveaway and sale, at the firehouse on 09/12.

Mr. Sabatini said lantern item on the OS reserve is likely the bench project at Johnson Lake. He said Byram Fest is this month. The Council will discuss the budget, which includes park improvements and the field house, and road projects. They're waiting for a report on the Brookwood drainage assessment. Regarding the renovation of the administrative offices and police department, their goal is to, by the end of this week, send documents to the USDA. Mayor Rubenstein said Mr. Stoner will talk to the Council about field lighting. Mr. Sabatini said they'll discuss field 8 improvements. He discussed field management, and phase-mowing the grass.

OPEN TO PUBLIC

No public was present.

ADJOURN – Motion by Mr. Dlugos, second by Duch, to adjourn the meeting at 7:35 pm. All members in favor. Motioned carried.

DRAFT